

MINUTES

SAN DIEGO COUNTY PLANNING COMMISSION

Regular Meeting – November 5, 2004

DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:03 a.m., recessed at 10:51 a.m., reconvened at 11:15 a.m., and adjourned at 11:22 a.m.

ROLL CALL

Commissioners Present: Beck, Brooks, Kreitzer, Miller

Commissioners Absent: Day, Edwards, Woods

Advisors Present: Beech, Brazell, Kotitsa, Shick, Sinsay (DPW);
Mehnert (OCC)

Staff Present: Russell, Esperance, Laybourne, Farace, Bed-
dow, Caldwell, Loy, Monzon, Murphy, Sibbet,
Jones (recording secretary)

1. Director's Report:

There was no Director's Report provided at this meeting.

2. Public Requests:

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

There were none.

3. Approval of Minutes: None

P78-016W⁵:

4. Bonita Valley Christian Center, Major Use Permit Modification P78-016W⁵, Sweetwater Community Planning Area

Application for a Modification to a Major Use Permit that authorized the construction of a church and related facilities. The Modification proposal is to add two single-story, 24-foot wide by 60-foot long by 13-foot, six inches tall modular trailers on the 15-acre site. The trailers will be used for religious education classes. The additional trailers would only accommodate current enrollment and not provide additional capacity. Each trailer will contain two classrooms and a restroom. The trailers are temporary and will be removed when permanent classroom buildings are constructed. Landscaping is proposed to reduce views of the trailers. The project site is located at 4744 Bonita Road, just east of Otay Lakes Road in Bonita. The use is classified as Civic Use Type: Religious Assembly, pursuant to Section 1370 of the Zoning Ordinance and a Modification to the Major Use Permit is required pursuant to Section 7378 of the Zoning Ordinance. The General Plan designates this site as (22) Public/Semi-Public Lands, and the Use Regulation is A70, Limited Agricultural Use.

Staff Presentation: Murphy

Proponents: 1; **Opponents:** 0

This Item is approved on consent.

Action: Miller – Brooks

Ayes:	4 -	Beck, Brooks, Kreitzer, Miller
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Day, Edwards, Woods

P72-309W⁴:

5. San Diego Country Estates International Equestrian Center, Major Use Permit Modification P72-309W⁴, Ramona Community Planning Area

The Planning Commission previously approved this project on February 23, 2001 (P72-309W³). Four property owners appealed this decision to the Board of Supervisors, who denied the appeal on May 23, 2001. The applicant was required to complete 24 Conditions of approval by May 23, 2002. The applicant did not satisfy all of the Conditions and the last approval expired. The unpermitted uses are still currently the subject of Codes Enforcement action. The applicant filed this subsequent Major Use Permit Modification to remedy the violations. This time, the applicant is not proposing any new uses such as additional parking, but is attempting to gain approval of the unpermitted uses that already exist. This request will allow the existing 43 corrals, the third training ring, the 12 tack lockers, the maintenance yard, the maintenance office, the 20-space horse trailer parking area, the 174-space RV boat storage area, the cable TV facility, the scout equipment storage area, and the manure transfer area to remain. The site is zoned RR2, Rural Residential Use Regulation, and is designated (3) Residential in the San Diego County General Plan. The project site is located on the southerly side of Gunn Stage Road between Wikiup Road and the easterly terminus of Gunn Stage Road in Ramona.

Staff Presentation: Sibbet

Proponents: 44; **Opponents:** 3

Discussion:

Today's proposed Major Use Modification will address several issues. These issues include the revegetation plan that had been submitted, but the revegetation area suffered damage during the 2003 fires. Staff is requesting a new revegetation plan that will include areas outside the project site. Another issue to be addressed with this Modification is the existing fence that encroaches into a northerly property in an open space area. Staff requests that the fence be moved out of the encroachment area. Also to be addressed is the Vector Control/Stable Waste Plan. The applicant could be allowed to board 123 horses onsite, but Staff requests that that be reduced to 100 unless DEH approves modification of the Vector Control/Stable Waste plan.

P72-309W⁴:

Commissioner Beck, who has followed this project off and on since it was presented to the Commission in 2001, is very concerned that the applicant didn't comply with the Conditions of the Modification P72-309W³, and has exceeded the allowed uses. None of the Commissioners are comfortable with approving today's Modification to rectify the existing violations and illegal uses. Commissioner Beck reminds the applicant and Staff that the offsite manure dump area was illegal and located on sensitive habitat. The applicant was directed to resolve this issue and restore the habitat in 2001. The Planning Commissioners also have great concerns about erosion control, weed control and invasive plant eradication.

Staff informs the Commission of the Department of Environmental Health's determination that removing the manure would be more damaging than leaving it where it was because removal could damage downstream areas. In addition, the local Fire Department was concerned about revegetating would create more vegetation to burn. Staff has visited the site and many of the plants and trees that burned are beginning to recover. Commissioner Beck insists that invasive plants must be removed, a weed control plan must be implemented, and encroachments into the open space must be eliminated.

Project opponents urge the Commission to deny the Major Use Permit Modification, and allow only the equestrian uses. They point out that an entire year passed between the issuance of Modification 3 and the October 2003 fires. Project opponents also discuss their concerns traffic to and from the project site, and emergency vehicle access.

Commissioner Beck notes that there are less impacts associated with Modification 4 than there are with Modification 3, and for that reason he will support the proposal. However, he remains concerned about the applicant's continued non-compliance with Permit requirements, and so do Commissioners Miller, Brooks and Kreitzer. Commissioner Beck reminds the applicant that the Use Permit can be revoked following a second determination that he is not complying with the Conditions of his Use Permit.

Action: Miller - Brooks

Grant Major Use Permit Modification P72-309W⁴. The applicant is to provide a Revegetation/Landscape Plan within the next 30 days that meets the requirements contained in Conditions B.1.a. through B.1.e. as provided by Department of Planning and Land Use Staff. Wherever feasible, additional screening is to be

P72-309W⁴:

provided along the edge of parking areas with appropriate plants, including native vines, per Commissioner Miller, that will shield the project site from the view of neighboring residences. Plants along the fence line that will appropriately transition into the chaparral are to be provided. The existing fence and light encroaching into the open space is to be moved out of the open space property, and a replacement Plot Plan is to be submitted to indicate such (Condition B.2.). In addition, the number of horses kept on the property is to be limited to a maximum of 100 (Condition C.17).

Ayes:	4 -	Beck, Brooks, Kreitzer, Miller
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Day, Edwards, Woods

P91-006W¹:

6. Crown Castle International at North Peak, Major Use Permit Modification P91-006W¹, Central Mountain Subregional Plan

Proposed Major Use Permit Modification to allow the continued use and renewal of an existing telecommunications facility for an additional 10 years. The facility was originally approved in 1994 for 10 years. The Use Permit authorized a tower with antennas up to 80 feet and an associated equipment building. The area is also developed with three other similar towers. No new construction is proposed. This facility is classified as a Minor Impact Utility pursuant to Section 1355 of the Zoning Ordinance. Approval of a Minor Use Permit is required pursuant to Sections 2925 of the Zoning Ordinance to locate within the S92 zone, by Section 4224 to reduce the lot size for a utility, and by Section 4622b for a height exception. In this case, a Major Use Permit was required because, pursuant to Section 4813 of the Zoning Ordinance, a smaller setback was also necessary. Therefore, a Major Use Permit Modification is now required to allow an additional 10 years. The facility is located at the terminus of North Peak Road, and the project site is designated (18) Multiple Rural Use with a Telecommunications Overlay.

Staff Presentation: Sibbet

Proponents: 3; **Opponents:** 0

This Item is approved on consent.

Action: Miller – Brooks

Ayes:	4 -	Beck, Brooks, Kreitzer, Miller
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Day, Edwards, Woods

P02-001 and TM 5281RPL¹:

7. Pointe Mountaintop Townhomes, Major Use Permit P02-001 and Tentative Map 5281RPL¹, Spring Valley Community Planning Area

Request for a Major Use Permit and Tentative Map to allow a 111-unit condominium complex within The Pointe Specific Plan Area. The 15.88-acre subject site is designated within the Pointe Specific Plan for development of high-density residential uses, and is subject to the "P" Planned Development Regulation requirements pursuant to Sections 5800 and 6600 of the Zoning Ordinance, and "D" Special Area Regulations for Community Design Review pursuant to Section 5700 of the Zoning Ordinance. The site is located on the south side of Jamacha Boulevard, approximately one mile west of Sweetwater Springs Boulevard. The General Plan Land Use Designation is (21) Specific Plan Area, and the site is zoned RU22 Urban Residential Use Regulations with a maximum of 22 dwelling units per acre.

Staff Presentation: Farace

Proponents: 2; **Opponents:** 0

This Item is approved on consent following assurances by Staff to Commissioner Kreitzer that the local Fire District and Department of Public Works representatives have thoroughly review the proposal and have indicated that

Action: Miller – Brooks

Ayes:	4 -	Beck, Brooks, Kreitzer, Miller
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Day, Edwards, Woods

TM 5360:

8. LaMar Square condominium Conversion, Tentative Map (TM) 5360, Spring Valley Community Planning Area

Request is a Tentative Map (TM) for a one-lot condominium conversion. The TM proposes to convert 22 existing townhomes into a 22-unit condominium complex. The subject property measures 1.7 acres in size and is in the (1.3) Estate Development Area (EDA) Regional Category, and the (8) Residential (14.5 dwelling units per acre) Land Use Designation of the General Plan. The site is zoned (RV15) Variable Family Residential Use Regulation (15 dwelling units per acre), and is located at the northwest corner of LaMar Street and Bancroft Drive.

Staff Presentation: Caldwell

Proponents: 0; **Opponents:** 0

It is requested that this Item be postponed, due to a scheduling conflict.

Action: Brooks – Miller

Postpone consideration of Tentative Map 5360 to the meeting of December 17, 2004.

Ayes:	4 -	Beck, Brooks, Kreitzer, Miller
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Day, Edwards, Woods

TM 5372RPL¹:

9. Focus-Azalea, L.P., Tentative Map (TM) 5372RPL¹, North County Metropolitan Subregional Plan Area

Proposed subdivision of an existing 9,976 gross square-foot industrial building with eight existing units into eight individual condominium units. No additions or exterior physical changes are proposed at this time. Access to the property is off Azalea Drive. The project site is zoned M52-Limited Impact Industrial, and is located at 116 Azalea Drive, between South Santa Fe and Primrose.

Staff Presentation: Monzon

Proponents: 0; **Opponents:** 0

This Item is approved on consent.

Action: Miller – Brooks

Ayes:	4 -	Beck, Brooks, Kreitzer, Miller
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Day, Edwards, Woods

TM 5384:

10. Eric Comer, CB Richard Ellis, Tentative Map 5384, Lakeside Community Plan Area

Proposed residential subdivision of 14 existing units into 14 individual condominium units. No additions or exterior physical changes are proposed at this time. Access to the property is off Persimmon Avenue. The project site measures 0.906 gross acres, and is zoned RV15-Variable Family Residential, allowing 14.5 dwelling units per acre. The property is designated as a Current Urban Development Area with a General Plan Designation of 8 (Residential) allowing 14.5 dwelling units per gross acre, and is located at 133 Persimmon Avenue.

Staff Presentation: Monzon

Proponents: 0; **Opponents:** 0

It is requested that this Item be postponed, to allow further resolution of Department of Public Works issues.

Action: Brooks – Miller

Postpone consideration of Tentative Map 5360 to the meeting of December 17, 2004.

Ayes:	4 -	Beck, Brooks, Kreitzer, Miller
Noes:	0 -	None
Abstain:	0 -	None
Absent:	3 -	Day, Edwards, Woods

TM 4976RPL⁴:

11. Charterstone, LLC, Tentative Map (TM) 4976RPL⁴ Time Extension, Bonsall Community Planning Area

Request for administrative approval of a Tentative Map Time Extension for an approved subdivision map, which proposes 17 lots on 45.6 gross acres located to the north side of Olive Hill Road between Mission Road (Highway 76) and Shamrock Road.

Staff Presentation: Sibbet

Proponents: 0 Opponents: 0

The Planning Commission notes and files the information provided by Staff with respect to this Time Extension. Staff believes the project will be brought back to the Commission with a revised Map in the future, and it appears additional open space will be required.

- 12. Report on actions of Planning Commission's Subcommittees.**
- 13. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**
- 14. Discussion of correspondence received by the Planning Commission:**

15. Scheduled Meetings:

December 3, 2004	Planning Commission Hearing, 9:00 a.m., DPLU Hearing Room
December 17, 2004	Planning Commission Hearing, 9:00 a.m., DPLU Hearing Room
January 7, 2005	Planning Commission Hearing, 9:00 a.m., DPLU Hearing Room
January 21, 2005	Planning Commission Hearing, 9:00 a.m., DPLU Hearing Room
February 4, 2005	Planning Commission Hearing, 9:00 a.m., DPLU Hearing Room
February 18, 2005	Planning Commission Hearing, 9:00 a.m., DPLU Hearing Room
March 4, 2005	Planning Commission Hearing, 9:00 a.m., DPLU Hearing Room
March 18, 2005	Planning Commission Hearing, 9:00 a.m., DPLU Hearing Room
April 1, 2005	Planning Commission Hearing, 9:00 a.m., DPLU Hearing Room
April 15, 2005	Planning Commission Hearing, 9:00 a.m., DPLU Hearing Room
April 30, 2005	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
May 13, 2005	Planning Commission Hearing, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairperson adjourned the meeting at 11:22 a.m. to 9:00 a.m. on December 3, 2004 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.